

Construction Staging Area – 2760 Dundas Street West

Date: October 3, 2025
To: Toronto and East York Community Council
From: Director, Traffic Management, Transportation Services
Wards: Ward 4, Parkdale-High Park

SUMMARY

As the Toronto Transit Commission (TTC) operates a transit service on Dundas Street West, City Council approval of this report is required.

2760 Dundas Street LP is constructing a 6-storey residential building at 2760 Dundas Street West. The development site is located on the north side of Dundas Street West at Indian Road Crescent.

Transportation Services is requesting authorization to close the north sidewalk and two westbound traffic lanes on Dundas Street West for a period of 17 months, from November 30, 2025 to April 30, 2027 to facilitate construction staging operations. The pedestrian sidewalk on the north side of Dundas Street West abutting the site will be closed and pedestrians will be redirected to a temporary covered and protected walkway within the closed portion of the westbound traffic lane. In the vicinity of the construction staging area, the pavement markings will be reconfigured to maintain one eastbound and one westbound traffic lane.

RECOMMENDATIONS

The Director, Traffic Management, Transportation Services, recommends that:

1. City Council authorize the closure of the north sidewalk and two westbound traffic lanes on Dundas Street West, between Indian Grove and a point 40 metres east of Watkinson Avenue and provision of a temporary walkway located within the closed portion of the westbound through lane, from November 30, 2025, to April 30, 2027, inclusive.

2. City Council rescind the existing parking prohibition in effect 7:00 a.m. to 9:00 a.m., Monday to Friday., except public holidays, on the north side of Dundas Street West, between Indian Grove and Annette Street.
3. City Council rescind the existing maximum one-hour parking permitted in effect 9:00 a.m. to 4:00 p.m. daily, on the north side of Dundas Street West, between Indian Grove and Annette Street.
4. City Council rescind the existing stopping prohibition in effect 7:00 a.m. to 9:00 a.m., Monday to Friday., except public holidays, on the south side of Dundas Street West, between Indian Grove and a point 120 metres west of Annette Street.
5. City Council rescind the existing maximum one-hour parking permitted in effect 9:00 a.m. to 4:00 p.m. daily, on the south side of Dundas Street West between Indian Grove and a point 120 metres west of Annette Street.
6. City Council rescind the existing parking prohibition in effect 4:00 p.m. to 6:00 p.m., Monday to Friday., except public holidays, on the south side of Dundas Street West, between Indian Grove and a point 120 metres west of Annette Street.
7. City Council rescind the existing stopping prohibition in effect 7:00 a.m. to 9:00 a.m. Monday to Friday., except public holidays, on the south side of Dundas Street West between Annette Street and a point 75 metres west.
8. City Council rescind the existing parking prohibition in effect at all times on the south side of Dundas Street West, between Annette Street and a point 120 metres west.
9. City Council prohibit stopping at all times on both sides of Dundas Street West, between Indian Grove and Annette Street.
10. City Council direct the applicant to sweep the construction site and adjacent sidewalks and roadways daily, or more frequently as needed to be cleared of any construction debris and made safe.
11. City Council direct the applicant to construct and maintain a fully covered, protected and unobstructed walkway for all pedestrians, including for those with mobility devices, for the entire duration of the construction staging area permit to the satisfaction of the City engineer and ensure it is compliant with the Accessibility for Ontarians with Disabilities Act (AODA).
12. City Council direct the applicant to ensure that the existing sidewalks or the proposed pedestrian walkway have proper enhanced lighting to ensure safety and visibility at all times of the day and night.
13. City Council direct the applicant to clearly consult and communicate all construction, parking and road occupancy impacts with local business improvement areas and resident associations in advance of any physical road modifications.

14. City Council direct the applicant to install appropriate signage and request the applicant to maintain all sightlines to ensure that pedestrians, cyclists and motorists safety is considered at all times.

15. City Council direct the applicant to provide a sufficient number of traffic control persons as determined by the Work Zone Coordinator and Toronto Police Construction Liaison Officer, on a daily basis to control construction vehicle access and egress to and from the site and maintain a safe environment for the public.

16. City Council direct the applicant to provide a sufficient number of pay-duty Police Officers as determined by the Work Zone Coordinator and Toronto Police Construction Liaison Officer, during large scale concrete pours and large scale material deliveries to control vehicle access and egress to and from the site and maintain a safe environment for the public.

17. City Council direct the applicant to install cane detection within the covered and protected walkway to guide pedestrians who are visually impaired.

18. City Council direct the applicant to post a 24-hour monitored construction hotline number on the hoarding board, which must be prominently placed and legible from 20 metres and on all elevations from the construction site.

19. City Council direct the applicant to provide and install public art, including mural artwork, onto every elevation of the hoarding board with adequate spotlighting for night-time illumination, at their sole cost, to the satisfaction of the Ward Councillor.

20. City Council direct the applicant to cooperate with and provide all necessary assistance to the City Engineers, staff and representatives carrying out operation, maintenance, and construction activities to municipal infrastructure within the vicinity of the construction staging area, and at no cost to the City to remove any staging to accommodate the necessary municipal infrastructure work.

21. City Council direct that Dundas Street West be returned to its pre-construction traffic and parking regulations (except with parking rates and hours of operation being consistent to the rates and hours of operation at the time of completion) when the project is complete.

FINANCIAL IMPACT

There is no financial impact to the City. The total estimated fees payable by the Developer, which include the city right-of-way occupation permit fee, and the new Road Disruption Activity Reporting System (RoDARS) - Traffic Management Recovery Fee, amount to approximately \$336,000.00. An overview of these fees can be found below.

- Based on the area enclosed and projected duration of the proposed closures on Dundas Street West the city right-of-way occupancy permit fees amount to approximately \$191,000.00 including lost revenue from the parking machines (if applicable).
- As of April 1, 2025, applicants are subject to the new Road Disruption Activity Reporting System (RoDARS) - Traffic Management Recovery Fee for the temporary closure of a traffic lane. Based on the proposed duration, length, and extent of the proposed traffic lane closures on Dundas Street West, these amount to approximately \$145,000.00.

DECISION HISTORY

City Council, at its meeting on December 13, 14 and 15, 2023, adopted Item - 2023.TE9.4 entitled "2760 Dundas Street West - Zoning By-law Amendment Application - Decision Report - Approval."

<https://secure.toronto.ca/council/agenda-item.do?item=2023.TE9.4>

Committee of Adjustments, at its meeting held on Tuesday, February 25, 2025 issued a Notice of Decision regarding File Number A1017/24TEY. The Committee of Adjustments approved a Minor Variance/Permission regarding the address at 2760 Dundas Street West finding that the intent and purpose of both the Official Plan and the Zoning By-law were maintained.

[Application Information Centre - 2845 DUNDAS ST W](#)

COMMENTS

The Development and Timeline

2760 Dundas Street LP is constructing a 6-storey residential building with ground floor retail. The site is bounded by a public laneway to the north, private property (2750 Dundas Street West) to the east, Dundas Street West to the south, and private property (2766 / 2764A Dundas Street West) to the west. All permanent access will be from Dundas Street West and the laneway to the north.

The major construction activities and associated timeline for the development are described below:

- Excavation and shoring: from September 2025 to October 2025;
- Below grade formwork: from October 2025 to December 2025;
- Above grade formwork: from January 2026 to April 2026;
- Building envelope phase: from April 2026 to June 2026, and;
- Interior finishes stage: from August 2026 to June 2027.

Existing Conditions

Dundas Street West at Indian Road Crescent is a T-type intersection, with Indian Road Crescent consisting of the south leg. The east leg of the intersection is controlled by a Pedestrian Crossover (Level 1 - Type A), and the intersection south leg is controlled by a compulsory stop control for northbound traffic.

Dundas Street West is characterized by the following conditions:

- It is a four-lane, east-west, minor arterial roadway
- It operates two-way traffic on a pavement width of approximately 13 metres
- The daily two-way traffic volume is approximately 16,500 vehicles
- The speed limit is 40 km/h
- TTC service is provided by the busses 40A, 40B, and 340
- There are sidewalks located on both sides of the road
- Dundas Street West is a designated Community Safety Zone between Annette Street and Keele Street
- This development site is located within a school safety zone and the school (Lucy McCormick Senior School) is located on the south side of Dundas Street West, 82 metres east from Indian Road Crescent

The parking regulations on Dundas Street West, within the subject section are as follows:

North side

- No parking in effect 7:00 a.m. to 9:00 a.m., Monday to Friday., except public holidays
- Maximum 1-hour parking permitted in effect 9:00 a.m. to 4:00 p.m. Monday to Friday.
- Maximum 1 hour parking 8:00 a.m. to 6:00 p.m. on Saturday

South side

- No stopping regulation in effect 7:00 a.m. to 9:00 a.m., Monday to Friday., except public holidays
- Maximum 1-hour parking permitted in effect 9:00 a.m. to 4:00 p.m. daily
- No parking regulation in effect 4:00 p.m. to 6:00 p.m., Monday to Friday., except public holidays
- No stopping regulation in effect 7:00 a.m. to 9:00 a.m. Monday to Friday., except public holidays

Indian Road Crescent is characterized by the following conditions:

- It is a two-lane, north-south, local roadway with a pavement width of approximately 8 metres and sidewalks on both sides of the road
- The daily two-way traffic volume is approximately 600 vehicles, and the speed limit is 40 km/h. TTC does not provide a service on this road

Proposed Construction Staging Area

Based on the information provided by the developer, the excavation depth from the street level is approximately 4 metres below grade and extends to the lot lines on the north and east side of the property. Various options were explored by the developer to set up construction staging operations for the development within the development. For example, the rear laneway was considered, however, the pavement width is too narrow to accommodate delivery trucks or construction equipment and does not provide sufficient space for vehicles to safely maneuver or pass one another. Given these conditions, the public laneway to the north is not suitable for construction staging from a logistical standpoint. As such, the only available option for construction staging was Dundas Street West. The construction staging area will be utilized to facilitate construction delivery materials, material storage, construction office, and worker facilities. In order to accommodate these operations, the developer requires a closure of the sidewalk and two westbound traffic lanes.

Subject to approval, the north sidewalk and two-westbound traffic lanes on Dundas Street West will be closed to accommodate construction staging operations for the development. Both eastbound and westbound traffic movements will be maintained within a single lane per direction along the southern boundary of the street. Pedestrian movements will be accommodated in a 1.8 metre wide covered walkway located within the closed portion of the westbound traffic lane. The existing TTC bus stops in the area will be maintained and do not require re-location. To maintain continuous flow of traffic, stopping will be prohibited at all times on both sides of Dundas Street, between Indian Grove and Annette Street.

A drawing of the proposed construction staging area is shown in Attachment 1.

Furthermore, a review of the City's Five-Year Major Capital Works Program on Dundas Street West indicates that Toronto Water has a watermain replacement works planned in 2026.

The developer was informed that the staging areas may need to be temporarily removed or modified to accommodate the above mentioned Capital Works, and failure to do so may result in the developer being responsible to cover any cost penalties incurred by the City as a result. The applicant shall cooperate with and provide all necessary assistance to the City Engineers, staff and representatives carrying out operation, maintenance, and construction activities to municipal infrastructure within the vicinity of the construction staging area at no cost to the City.

Intersection Capacity Analysis

The existing traffic operations at the intersection of Dundas Street West and Indian Road Crescent were analyzed during the morning and afternoon peak, using the existing lane configurations and vehicular/pedestrian traffic volumes. Traffic operations in the future conditions were analyzed using existing traffic volumes with lane configurations that will be available during construction of the site.

Overall, the queuing analysis indicates that eastbound queue in the AM peak is expected to increase from 21 metres to 53 metres, while westbound queue in the PM peak is expected to increase from 22 metres to 78 metres during construction. The extended traffic queuing is not anticipated to extend beyond the upstream intersections and is expected to have only a limited impact on overall traffic operations within the study area. Based on the findings, the proposed construction staging area will have minimal impact on the traffic operations along Dundas Street West. Notwithstanding, staff will monitor the traffic conditions and implement additional mitigation measures to address any operational issues.

In consideration of the above details and through ongoing dialogue with the developer, Transportation Services is satisfied that the developer, has looked at all options to minimize the duration and impact of the construction staging area on all road users. At the end of the approved closure period, staff will review the need for an extension and if any changes to the approval conditions are required.

The Ward Councillor has been advised of the recommendations in this report.

CONTACT

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SIGNATURE

Roger Browne, M.A.Sc., P. Eng.
Director, Traffic Management, Transportation Services

ATTACHMENTS

Attachment 1: Proposed Construction Staging Area - 2760 Dundas Street West

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